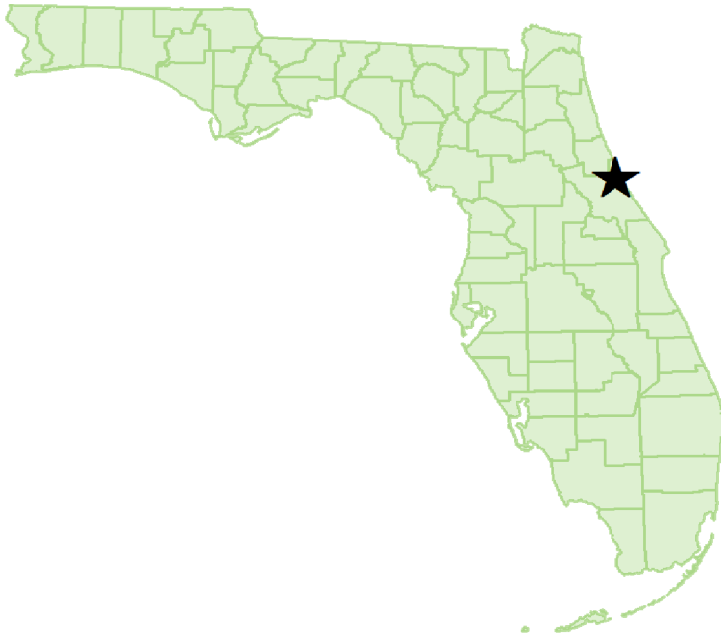


Monthly Market Detail - July 2019

Townhouses and Condos

Daytona Beach Area Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



Summary Statistics	July 2019	July 2018	Percent Change Year-over-Year
Closed Sales	157	183	-14.2%
Paid in Cash	85	105	-19.0%
Median Sale Price	\$176,000	\$175,000	0.6%
Average Sale Price	\$240,495	\$215,114	11.8%
Dollar Volume	\$37.8 Million	\$39.4 Million	-4.1%
Median Percent of Original List Price Received	94.1%	94.5%	-0.4%
Median Time to Contract	57 Days	66 Days	-13.6%
Median Time to Sale	94 Days	97 Days	-3.1%
New Pending Sales	213	210	1.4%
New Listings	261	275	-5.1%
Pending Inventory	289	244	18.4%
Inventory (Active Listings)	975	942	3.5%
Months Supply of Inventory	5.7	5.6	1.8%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,150	-4.1%
July 2019	157	-14.2%
June 2019	188	-2.6%
May 2019	198	4.2%
April 2019	202	1.5%
March 2019	150	-13.8%
February 2019	143	6.7%
January 2019	112	-11.1%
December 2018	156	-10.9%
November 2018	165	18.7%
October 2018	180	29.5%
September 2018	174	15.2%
August 2018	218	4.3%
July 2018	183	12.3%

